

FOR SALE

Development Site

Estates Section - Property Management & Investment
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE
www.north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



Development Site

Kilmarnock Road/Overtoun Road
SPRINGSIDE

Ref:- G2234261

Price: Offers Over £20,000 are invited

For further information or to arrange a viewing

Please contact us: ☎ 01294 324888

Location and Description

The subjects comprise a level, roughly square area of grassed open space at the junction of Kilmarnock Road and Overtoun Road, Springside, within the main commercial area of the village.

The ground extends to 265.71 square metres or thereby.

It is bounded to the south and east by footpaths/roads and to the north and east by mature hedges. Access will be from Overtoun Road.

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.

Development Site Kilmarnock Road/Overtoun Road, Springside

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landandproperty@north-ayrshire.gov.uk



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Services

It is understood that all mains water, sewerage, gas and electricity are available on or near to the site. No guarantees are available as to the suitability of the services for any proposed development and prospective purchasers are advised to contact the relevant service authorities and public utilities concerning the availability of services for their proposed development.

Tenure

The subjects are held on Heritable Proprietorship tenure, the Scottish equivalent to English Freehold tenure. There are no burdens in the title which would affect the development of the site.

VAT

The property is not registered for Value Added Tax.

Planning

Planning Services have advised that they would, in principle, be supportive of a Class 1 or Class 2 development on the site, provided it is a single storey or maximum 1½ storey building with a suitable design for the prominent corner location.

Uses could therefore include retail, laundrette, financial services, estate agents, health services, lawyers, etc. Parking will require to be provided within the site boundary and sightlines of 2.5 metres by 70 metres must be maintained from the adjacent road. Interested parties should contact eplanning@north-ayrshire.gov.uk to discuss their proposals in greater detail.

Price

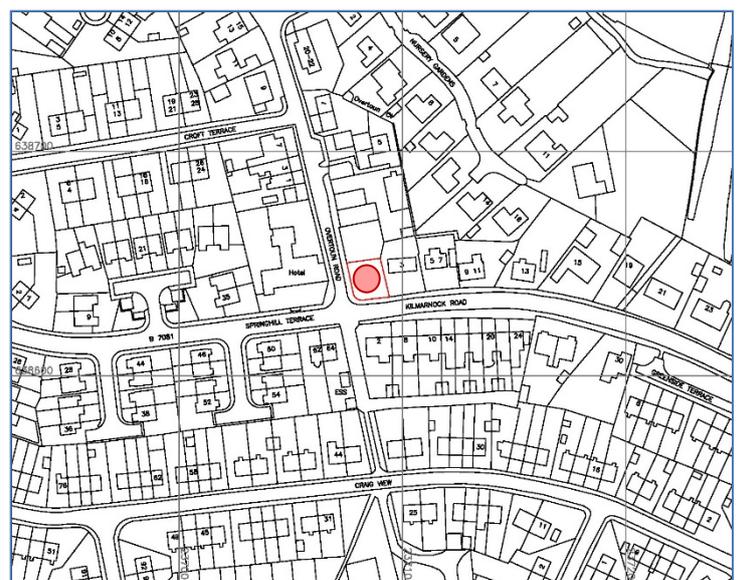
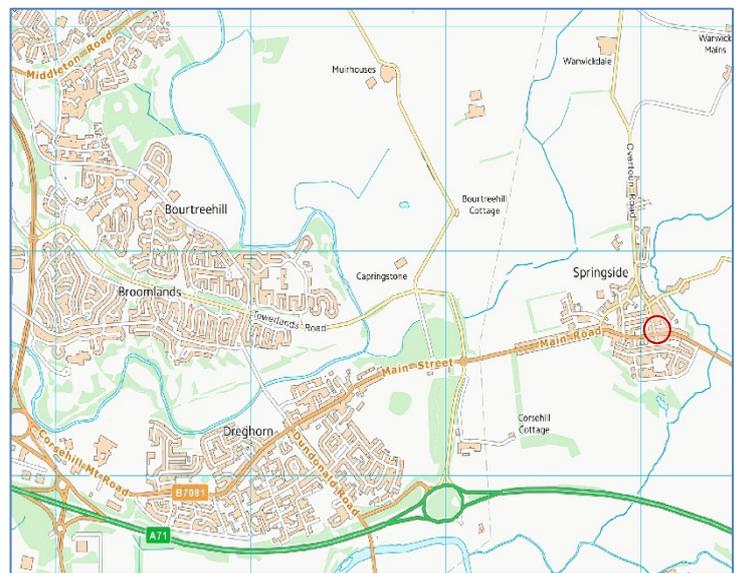
Offers around £20,000 are invited and must be submitted in Scottish Legal format using the envelope provided by North Ayrshire Council. For the avoidance of doubt, the property is to be sold as seen.

Legal Costs

It is standard Council practice that the successful purchaser is liable for the Council Legal and Estates fees and expenses calculated at 1.5% of the purchase price subject to a minimum of £2,500. Fees must be paid by the purchaser on or prior to any date of entry agreed between the purchaser and North Ayrshire Council.

Viewing

The site is open and can be viewed at any time.



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